



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**72 Victoria Road  
Louth  
LN11 0BX**

**Offers in the Region  
Of £279,950**

This beautifully presented and substantial bay fronted Victorian terrace home lies close to Louth centre and amenities. Having the added benefit of a detached garage and parking to the rear, this spacious and versatile family home retains period appeal and character whilst also having been sympathetically modernised, creating a desirable and appealing property which must be viewed internally in order to be fully appreciated. The living accommodation is briefly comprised of: Entrance hallway, cloakroom, bay fronted lounge, study, open plan fitted breakfast kitchen, utility room, split level landing, three bedrooms and fantastic 4 piece family bathroom suite. Outside, generous gardens to the front and rear are ideal for families and the added advantage of a driveway and detached garage to the rear offers further potential for conversion or alternative use.

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#### Entrance Hallway

Composite entrance door to front, opens into large and impressive entrance hallway. Stairs to first floor landing, under stairs storage recess, column radiator, door to side opens into cloakroom

#### Cloakroom

6' 1" x 3' 2" (1.85m x 0.976m)

Opaque uPVC window to side, low flush W/C, pedestal was basin, part tiled walls

#### Lounge

15' 0" x 12' 7" (4.569m x 3.83m)

Large sash walk in bay window to front elevation, column radiator, feature fireplace with fire surround housing open fire, picture rail, coving to ceiling

#### Kitchen/Breakfast Room

23' 1" x 9' 4" (7.033m x 2.847m)

A stunning open plan fitted kitchen dining living space. Three uPVC windows to side elevation. Double timber frame glass panel doors leading into the utility room, two radiators and coving to ceiling. Large range of contemporary fitted base and eye level units, incorporating sink unit, space for fridge freezer and recess for range style oven.

#### Study / sitting room

uPVC french doors to rear leading to the garden, radiator, built in double cupboard, ornate feature fireplace, built in shelving, picture rail and coving to ceiling

#### Utility room

uPVC window to rear, uPVC side entrance door with side panel leading to the rear garden. Velux window to vaulted ceiling. Belfast sink unit with fitted cupboard, plumbing for washing machine and condensing dryer. Fully tiled floor

#### First Floor Landing

A superb split level landing with built in storage cupboard provides access to the bedrooms and bathroom suite.

#### Bedroom 1

12' 6" x 16' 1" (3.803m x 4.909m)

Two sash style windows to front elevation, radiator, cast iron feature fireplace, two built in storage cupboards in chimney breast recess. Coving to ceiling

#### Bedroom 2

12' 4" x 10' 9" (3.77m x 3.265m)

uPVC window to rear, radiator, built in storage cupboard, cast iron feature fireplace and coving to ceiling

**Bedroom 3**

10' 5" x 9' 4" (3.168m x 2.853m)

uPVC window to rear, radiator, coving to ceiling. Walk in dressing area and large built in storage cupboard

**Family Bathroom**

12' 6" x 5' 11" (3.81m x 1.793m)

Two opaque uPVC windows to side, double walk in shower cubicle, rolltop bath, vanity wash basin and close coupled w/c, heated towel rail, tiled floor and part tiled walls

**Outside**

The front of the property is approached by a lawned garden, with concrete pathway leading to the entrance door, enclosed by low level walled boundaries with shrub border and large fir tree. The rear garden has patio area and large lawn area, enclosed by wood panel fencing with wooden pergola leading to a secure wooden detached garage

**Garage**

17' 8" x 19' 6" (5.378m x 5.945m)

A substantial wooden cladded garage with light and power with electric roller door and concrete hardstanding providing ample off road parking , with shared access to the rear found just off Keddington Road.





**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





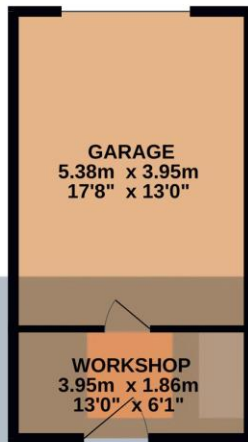
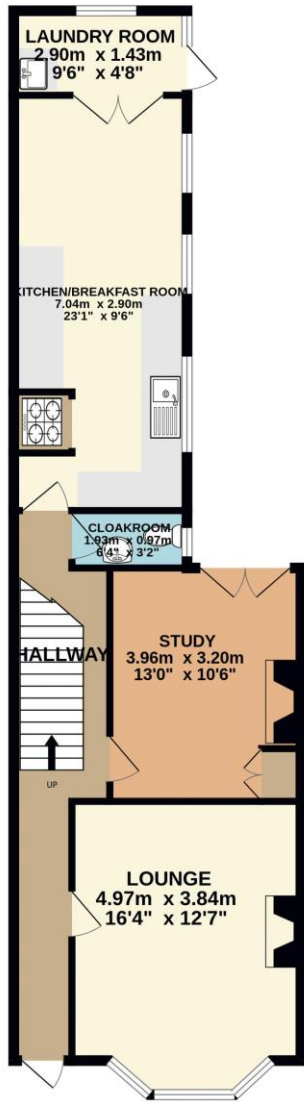


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



GROUND FLOOR  
96.0 sq.m. (1034 sq.ft.) approx.



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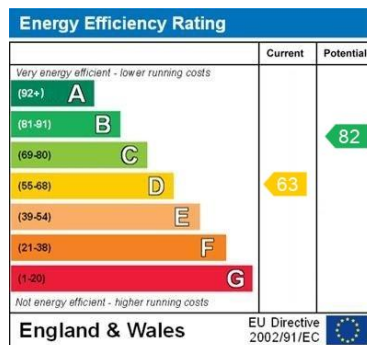
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LOUTH: 01507 601550

1ST FLOOR  
59.9 sq.m. (645 sq.ft.) approx.



TOTAL FLOOR AREA : 155.9 sq.m. (1678 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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